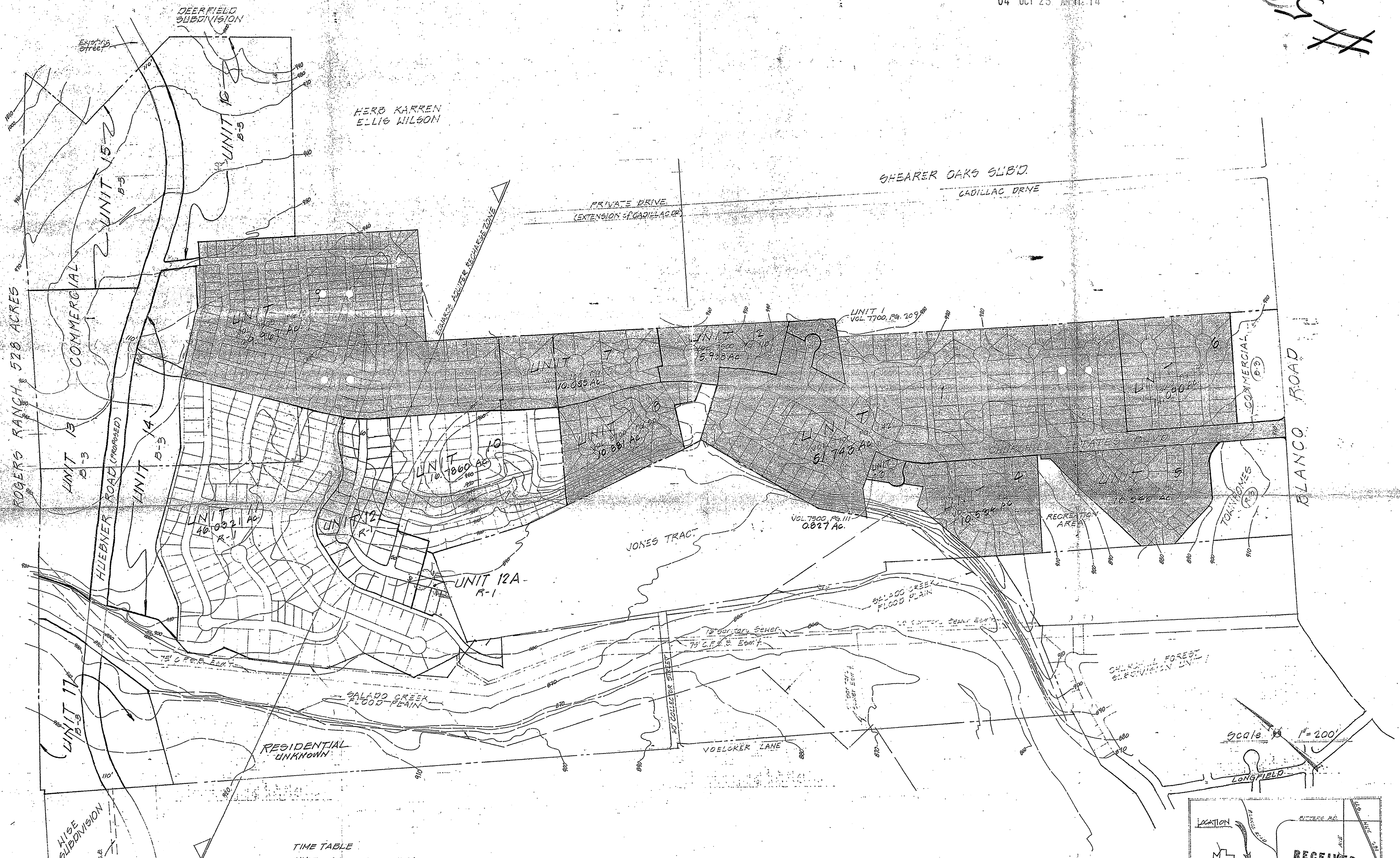


04 OCT 25 AM 11:14

05/14



TIME TABLE

UNIT 9	2.5	1.5.6	COMPLETE
UNIT 7, 8, 9			COMPLETE
UNIT 10			APPROVED
UNIT 11			1985
UNIT 12			1986
UNIT 12A			1987
UNIT 13			1985
UNIT 14			1986
UNIT 15			1987
UNIT 16			1987
UNIT 17			1988

HUEBNER RD. EXTENSION 1985

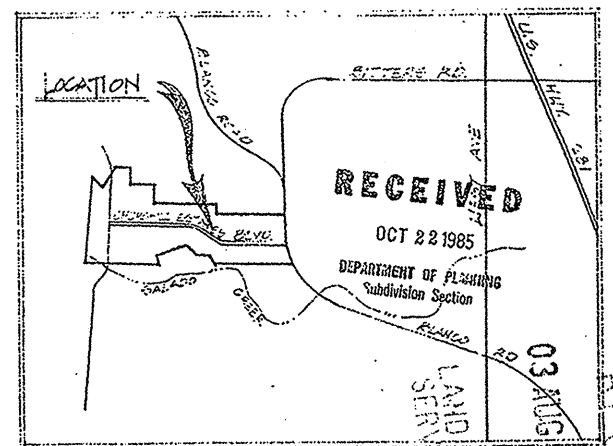
## P.O.A.D.P. FOR CHURCHILL ESTATES SUBDIVISIONS

J. H. UPTMORE & ASSOC. INC.

Fernandez Frazer White  
& Associates, Inc.

### GENERAL NOTES

1. COMMERCIAL AREA: 249.00
2. RESIDENTIAL AREA: 141.00
3. FLOOD PLAIN AREA: 80.00
4. WATER SUPPLIED BY THE CITY
5. WATER BOARD
6. SEWAGE TREATMENT: BY THE CITY
7. OF SAN ANTONIO WASTEWATER DEPARTMENT
8. OWNER: J. H. UPTMORE AND ASSOCIATES
9. 3740 COLONY, OR
10. SAN ANTONIO, TEXAS
11. BUILDING SETBACKS:
12. COMMERCIAL 25 FEET
13. RESIDENTIAL 20 FEET
14. ALL STREETS 20 FEET IN WIDTH
15. EXCEPT AS SHOWN
16. TOTAL PROJECT AREA: 464.00 ACRES



LOCATION MAP

RECEIVED

OCT 22 1985

DEPARTMENT OF PLANNING

Subdivision Section

LAND DIVISION

RECEIVED

OCT 22 1985

DEPARTMENT OF PLANNING

Subdivision Section

LAND DIVISION

RECEIVED

OCT 22 1985

DEPARTMENT OF PLANNING

Subdivision Section

LAND DIVISION

03 SEP 12 PM 1:44  
03 SEP 21 AM 7:11  
03 OCT 21 AM 11:14  
OFFICE OF DIRECTOR  
DEPT. OF PLANNING  
CITY OF SAN ANTONIO

VRP# 05-10-008



C-280

# SUBDIVISION PLAT OF CHURCHILL ESTATES, UNIT-12 PHASE-B

BEING 38.7398 ACRES OUT OF N.C.B. 17856, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

FOR GENERAL NOTES  
SEE SHEET 1 of 4

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: *Donna Brooks*  
TRUSTEE OF THE FARMCO TRUST

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

R. BROOK HARDEE

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF SEPTEMBER, A.D. 1999

*Bonnie Brooks*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF SEPTEMBER, A.D. 1999

*Jesse H. Valdez, Jr.*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2000

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF SEPTEMBER, A.D. 1999

*Jesse H. Valdez, Jr.*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2000

THIS PLAT OF CHURCHILL ESTATES, UNIT-12 PHASE B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13th DAY OF March, A.D. 1999

BY *Carol J. Adams* SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF March, A.D. 1999 AT 3:56p M. AND DULY RECORDED THE 13th DAY OF March, A.D. 1999 AT 11:18a M.

IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 95416 ON PAGE 152

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13th DAY OF March, A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS  
By: *Sylvia D. Pines* DEPUTY

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
1-7290

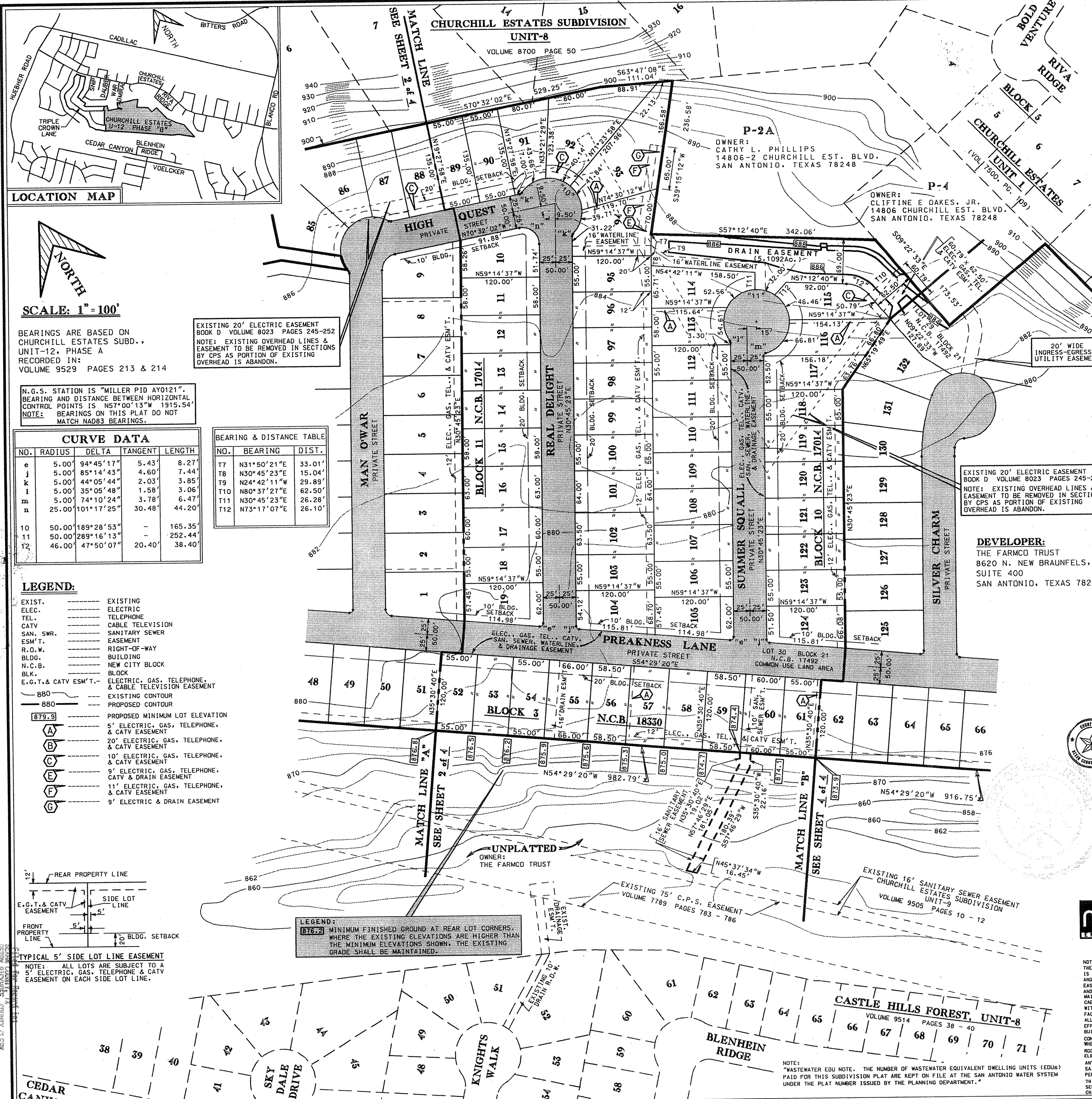
NOTE:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION EASEMENTS, "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

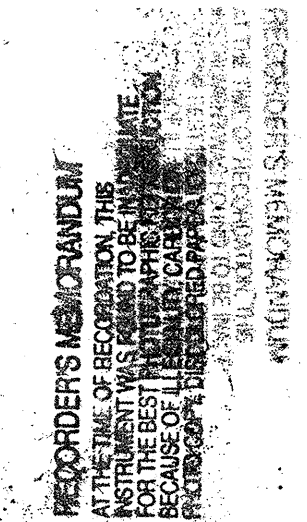
ROAD OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.







BEING 38.7398 ACRES OUT OF N.C.B. 17856, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

FOR GENERAL NOTES  
SEE SHEET 1 of 4

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BROWN SMITH  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
R. BROOKS HARDEE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME  
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF SEPTEMBER  
A.D. 19 99 Brooks Hardee

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF SEPTEMBER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2000

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PROTECTED PROFESSIONAL AND SUPERVISOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8<sup>th</sup> DAY OF SEPTEMBER  
A.D. 19 99


 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
**JESSE H. VALDEZ, JR.**  
 Notary Public, State of Texas  
 My Comm. exps. 08/05/2000

THIS PLAT OF **CHURCHILL ESTATES, UNIT-12 PHASE B** HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF October, A.D. 19 99  
BY [Signature] SECRETARY BY [Signature] CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEXAR

I, Gerry Wickhoff COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
10th DAY OF March A.D. 2000 AT 3:08 p.m. AND DULY  
RECORDED ON THE 3rd DAY OF March A.D. 2000 AT 11:06 a.m.  
IN THE RECORDS OF  
Deed & Plats  
OF SAID COUNTY, IN BOOK VOLUME 95476 ON PAGE 151  
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
15th DAY OF March A.D. = 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: Julio D. Flores, DEPUTY

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216

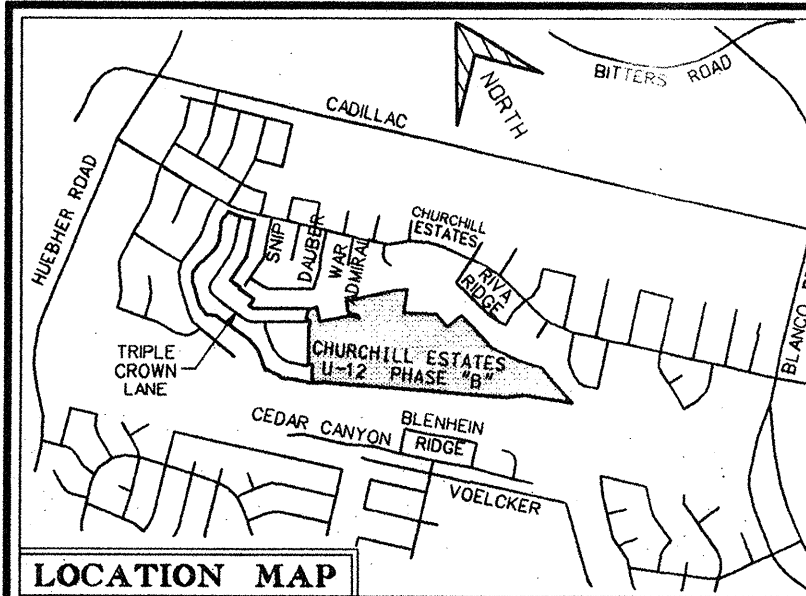
1-7290

[illegible]

**SHEET 2 of 4**

VRP# 05-10-008

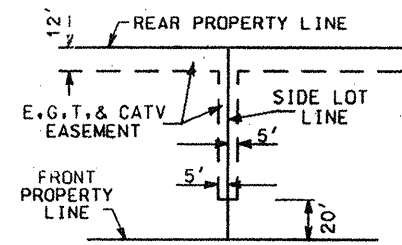




LOCATION MAP

## LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
E.G.T. & CATV ESM'T.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

TYPICAL 5' SIDE LOT LINE EASEMENT  
NOTE: ALL LOTS ARE SUBJECT TO A 5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT ON EACH SIDE LOT LINE.

## NOTE:

- 151 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.
- 1 RECREATION LOT ESTABLISHED.
- FINISHED FLOOR ELEVATION OF HOUSE SLABS SHALL BE A MINIMUM OF 8-INCHES ABOVE FINAL GRADE OF ADJACENT GROUND.
- PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS AND ARE ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
- LOT 30, BLOCK 21, N.C.B. 17492 CONTAINS 6.4618 ACRES AND IS COMMON USE LAND AREA.
- THE MAINTENANCE OF PRIVATE STREETS WITHIN CHURCHILL ESTATES, UNIT-12, PHASE B, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

N.G.S. STATION IS "MILLER PID AY0121".  
BEARING AND DISTANCE BETWEEN HORIZONTAL  
CONTROL POINTS IS N57°00'13"W 1915.54'  
NOTE: BEARINGS ON THIS PLAT DO NOT  
MATCH NAD83 BEARINGS.

## DEVELOPER:

THE FARMCO TRUST  
8620 N. NEW BRAUNFELS,  
SUITE 400  
SAN ANTONIO, TEXAS 78217

# SUBDIVISION PLAT

## OF 04 NOV 16

### CHURCHILL ESTATES,

#### UNIT-12 PHASE B

BEING 38.7398 ACRES OUT OF N.C.B. 17856, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

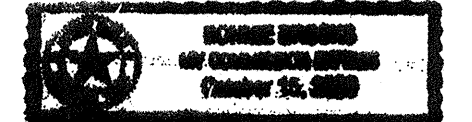
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT  
DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES,  
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED.

OWNER TRUSTEE OF THE FARMCO TRUST

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
R. BROOKS HARDEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME  
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF SEPTEMBER  
A.D. 1999  
Donnie Brooks

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



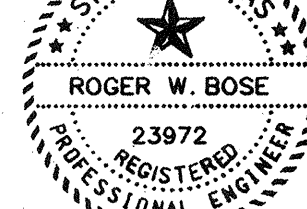
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO  
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE IN  
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR "H"  
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF SEPTEMBER  
A.D. 1999  
Jesse H. Valdez, Jr.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



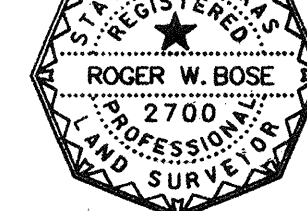
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF SEPTEMBER  
A.D. 1999  
Jesse H. Valdez, Jr.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS PLAT OF CHURCHILL ESTATES, UNIT-12 PHASE B HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF SEPTEMBER, 1999  
BY: [Signature] SECRETARY

BY: [Signature] CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEXAR

I, Garry Rickhoff, COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
10th DAY OF March, A.D. 2000 AT 3:00p M. AND DULY

RECORDED THE 14th DAY OF March, A.D. 2000 AT 8:12 A.M.

IN THE RECORDS OF DEEDS & PLATS

OF SAID COUNTY, IN BOOK VOLUME 9546 ON PAGE 150

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
14th DAY OF March, A.D. 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

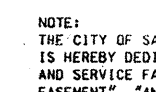
BY: [Signature] DEPUTY



MACINA, BOSE, COPELAND & ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216

1-7290



NOTE:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)  
IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION  
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS  
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT",  
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,  
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,  
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER  
WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID  
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS  
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE  
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO  
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS  
WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND  
ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.  
ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN  
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE  
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER,  
SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE  
CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTE:  
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU)  
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM  
UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

VRP# 05-10-008

SHEET 1 of 4

RECORDERS MEMORANDUM  
AT THE TIME OF RECORDATION THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF EXCESSIVE CROPPING AND  
PHOTOCOPY DISCOLORED PAPER, ETC.

Record #: 315450  
Recording: 25.00  
Doc/Mkt: 6.00  
Doc/Mkt: 2000-0033000  
Deputy: Raquel Montalvo-Castan

Filed for Record at  
BEXAR COUNTY, COUNTY CLERK  
ON May 10 2000  
at 3:55pm

# REPLAT AND SUBDIVISION PLAT OF **CHURCHILL ESTATES, UNIT-12 PHASE D**

ESTABLISHING LOT 146 (0.7014 ACRE), BLOCK 10, NEW CITY BLOCK 17014, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 9546 PAGES 150-153, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

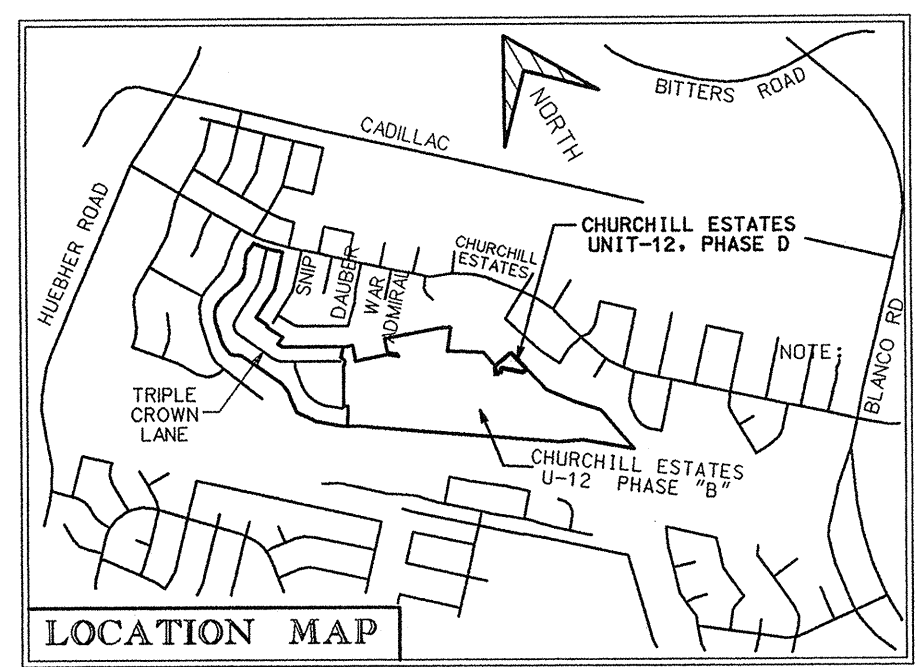
- NOTES:
1. SINGLE FAMILY RESIDENTIAL LOT ESTABLISHED.
  2. FINISHED FLOOR ELEVATION OF HOUSE SLABS SHALL BE A MINIMUM OF 8-INCHES ABOVE FINAL GRADE OF ADJACENT GROUND.

**DEVELOPER / OWNER**  
EN SEGUIDO, LTD.  
8620 N. NEW BRAUNFELS, SUITE 400  
SAN ANTONIO, TEXAS 78217

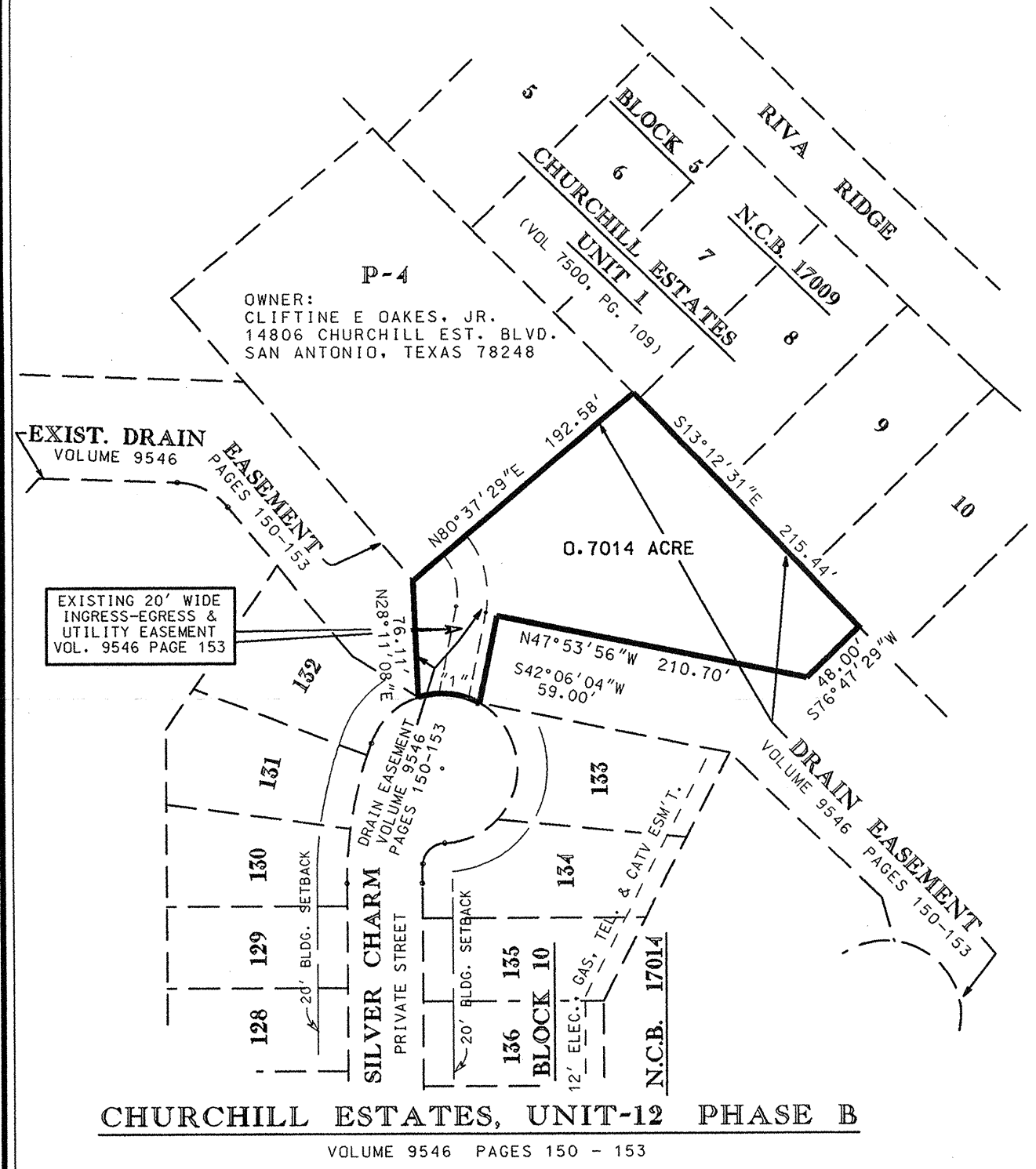
CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	50.00'	48°11'06"	22.36'	42.05'

- LEGEND:**
- EXIST. ----- EXISTING
  - ELEC. ----- ELECTRIC
  - TEL. ----- TELEPHONE
  - CATV ----- CABLE TELEVISION
  - SAN. SWR. ----- SANITARY SEWER
  - ESM'T. ----- EASEMENT
  - R.O.W. ----- RIGHT-OF-WAY
  - BLDG. ----- BUILDING
  - N.C.B. ----- NEW CITY BLOCK
  - BLK. ----- BLOCK
  - E.G.T. & CATV ESM'T. ----- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N57°00'13"W 1915.64'.  
NOTE: BEARINGS ON THIS PLAT DO NOT MATCH NAD83 BEARINGS.



**SCALE: 1" = 100'**  
BEARINGS ARE BASED ON CHURCHILL ESTATES, UNIT-12, PHASE B SUBD. VOLUME 9546 PAGES 150 - 153



## **CHURCHILL ESTATES, UNIT-12 PHASE B** VOLUME 9546 PAGES 150 - 153

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT CHURCHILL ESTATES, UNIT-12, PHASE B, WHICH IS RECORDED IN VOLUME 9546 PAGES 150-153, BEXAR COUNTY PLAT AND DEED VOLUMES.

### **AREA BEING REPLATTED**

BEING A PORTION OF A DRAIN EASEMENT AS PLATTED WITH CHURCHILL ESTATES, UNIT-12, PHASE B, WHICH IS RECORDED IN VOLUME 9546, PAGES 150-153, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

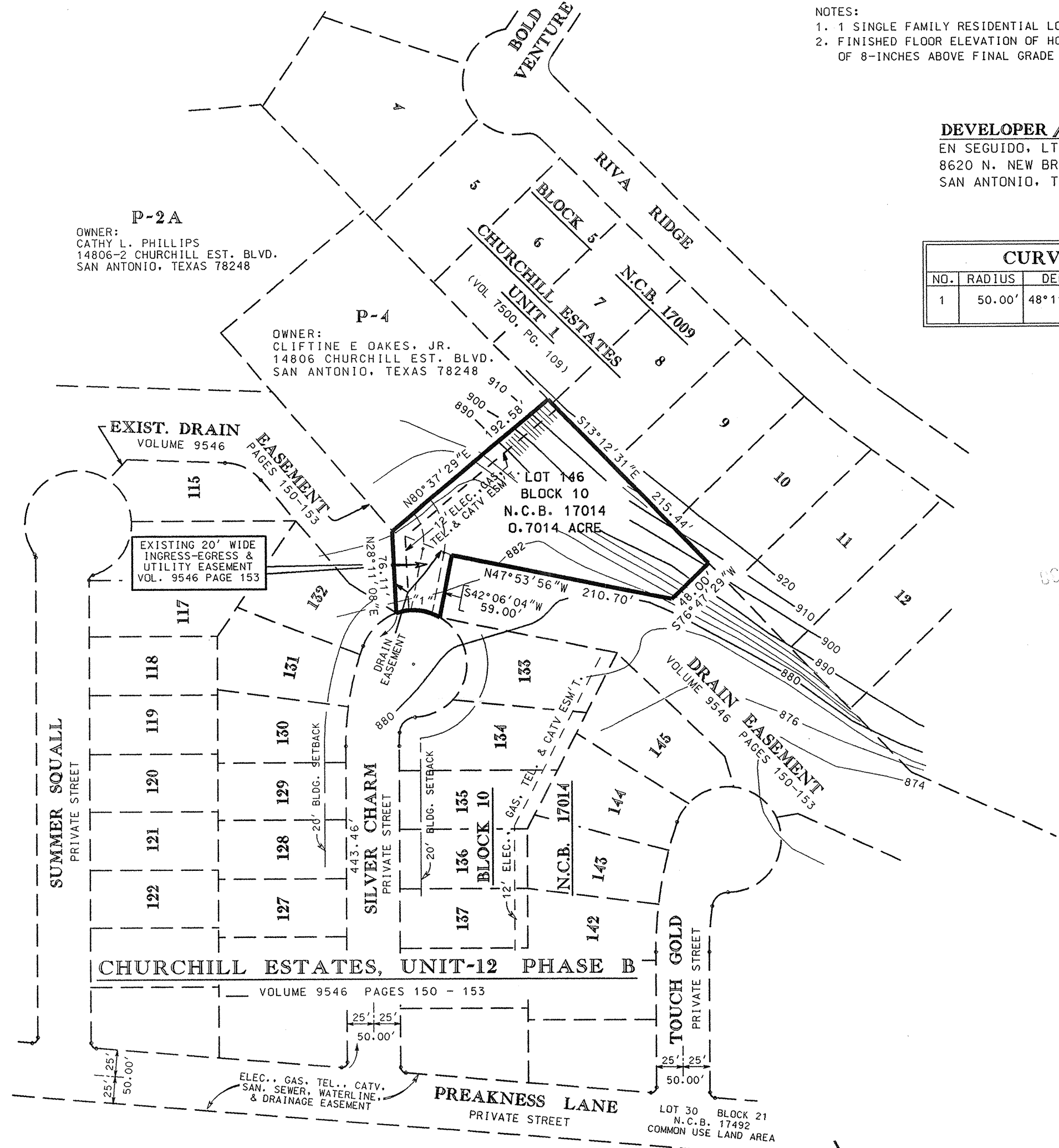
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR



## **CHURCHILL ESTATES, UNIT-12 PHASE B** VOLUME 9546 PAGES 150 - 153

UDC 35-5121. STREETScape REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.  
IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.  
NOTE: "WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
1-8519 TEL. No. (210) 545-1122

THIS PLAT OF CHURCHILL ESTATES, UNIT-12, PHASE D HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

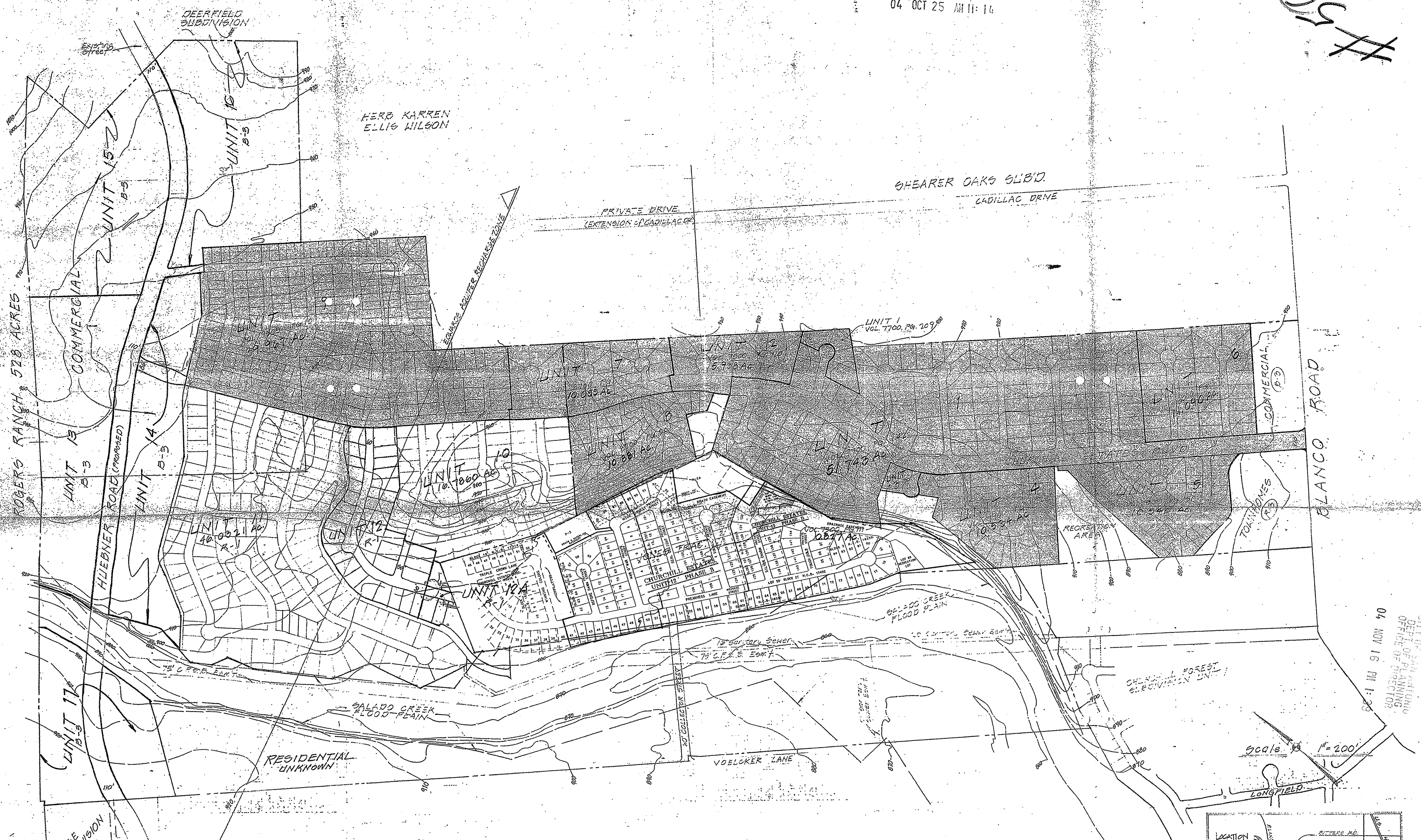
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

VRP#05-10-008



04 OCT 25 AM 11:14

05/11



TIME TABLE

UNIT 9	1985
UNIT 10	1985
UNIT 11	1985
UNIT 12	1985
UNIT 13	1985
UNIT 14	1985
UNIT 15	1985
UNIT 16	1985
UNIT 17	1985
HUELBER RD. EXTENSION 1985	

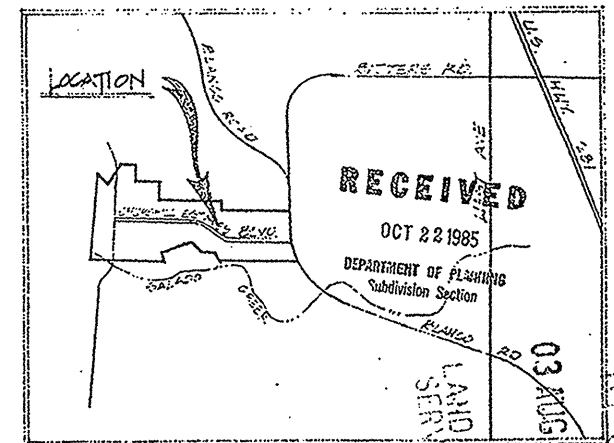
# P.O.A.D.P. FOR CHURCHILL ESTATES SUBDIVISIONS

J.H. UPTMORE & ASSOCIATES, INC.

Fernandez Frazer White  
& Associates, Inc.

## GENERAL NOTES

1. COMMERCIAL AREA: 249.00
2. RESIDENTIAL AREA: 141.00
3. FLOOD PLAIN AREA: 80.00
4. WATER SUPPLIED BY THE CITY WATER BOARD
5. SEWAGE TREATMENT: BY THE CITY OF SAN ANTONIO WASTEWATER DEPARTMENT
6. OWNER: J.H. UPTMORE & ASSOCIATES, INC.
7. BUILDING SETBACKS: COMMERCIAL 25 FEET, RESIDENTIAL 20 FEET
8. ALL STREETS 30 FEET IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA: 464.00 ACRES



RECEIVED  
OCT 22 1985  
DEPARTMENT OF PLANNING  
SUBDIVISION SECTION

03 OCT 20 PM 3:15

VRP# 05-10-008



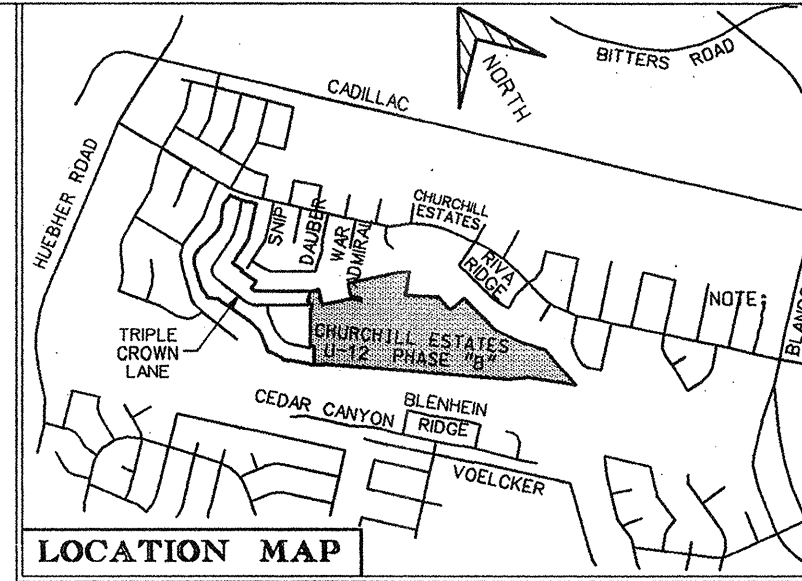
N.G.S. STATION IS "MILLER PID AY0121".  
BEARING AND DISTANCE BETWEEN HORIZONTAL  
CONTROL POINTS IS N57°00'13"W 1915.54'.  
NOTE: BEARINGS ON THIS PLAT DO NOT  
MATCH NAD83 BEARINGS.

SCALE: 1" = 100'

BEARINGS ARE BASED ON  
CHURCHILL ESTATES SUBD.,  
UNIT-12, PHASE A  
RECORDED IN:  
VOLUME 9529 PAGES 213 & 214

# LEGEND:

EXIST. ELEC.	EXISTING ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM.T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
E.G.T. & CATV ESM.T.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
880	EXISTING CONTOUR
879.9	PROPOSED CONTOUR
A	PROPOSED MINIMUM LOT ELEVATION
B	& CATV EASEMENT
	20' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT



## DEVELOPER:

THE FARMCO TRUST  
8620 N. NEW BRAUNFELS, SUITE 400  
SAN ANTONIO, TEXAS 78217

## CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	56°56'39"	2.71'	4.97'
e	5.00'	94°45'17"	5.43'	8.27'
j	5.00'	85°14'43"	4.60'	7.44'
p	15.00'	85°10'02"	13.79'	22.30'
q	15.00'	82°26'35"	13.14'	21.58'
12	225.00'	03°16'10"	6.42'	12.84'
13	275.00'	19°59'58"	48.49'	95.99'
14	325.00'	07°33'53"	21.49'	42.91'
15	375.00'	19°00'00"	62.75'	124.35'
16	375.00'	06°10'14"	20.21'	40.39'
17	425.00'	06°10'14"	22.91'	45.77'
18	50.00'	248°26'14"	-	216.80'
19	50.00'	251°00'27"	-	219.05'
20	50.00'	293°53'19"	-	256.47'
21	40.00'	51°28'35"	19.28'	35.94'
22	60.00'	51°28'35"	28.93'	53.91'

## BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
T13	N26°59'18"W	52.00'
T14	N14°48'24"E	30.00'
T15	N69°04'06"W	20.43'
T16	N42°06'04"E	58.54'
T17	S42°06'04"W	57.79'
T18	N80°37'29"E	26.26'

# SUBDIVISION PLAT OF CHURCHILL ESTATES, UNIT-12 PHASE B

BEING 38.7398 ACRES OUT OF N.C.B. 17856, SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

FOR GENERAL NOTES  
SEE SHEET 1 OF 4

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT,  
DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES,  
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SUBJECT TO THE PURPOSE AND CONDEMNATION  
THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
R. BROOKS HARDEE  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME  
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF SEPTEMBER  
A.D. 19 99  
Bonnie Brooks  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Comm. exp. 08/15/2000

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE  
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS  
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE  
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER  
JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2000

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF SEPTEMBER  
A.D. 19 99  
JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2000

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JESSE H. VALDEZ, JR.  
Notary Public, State of Texas  
My Comm. exp. 08/05/2000

STATE OF TEXAS  
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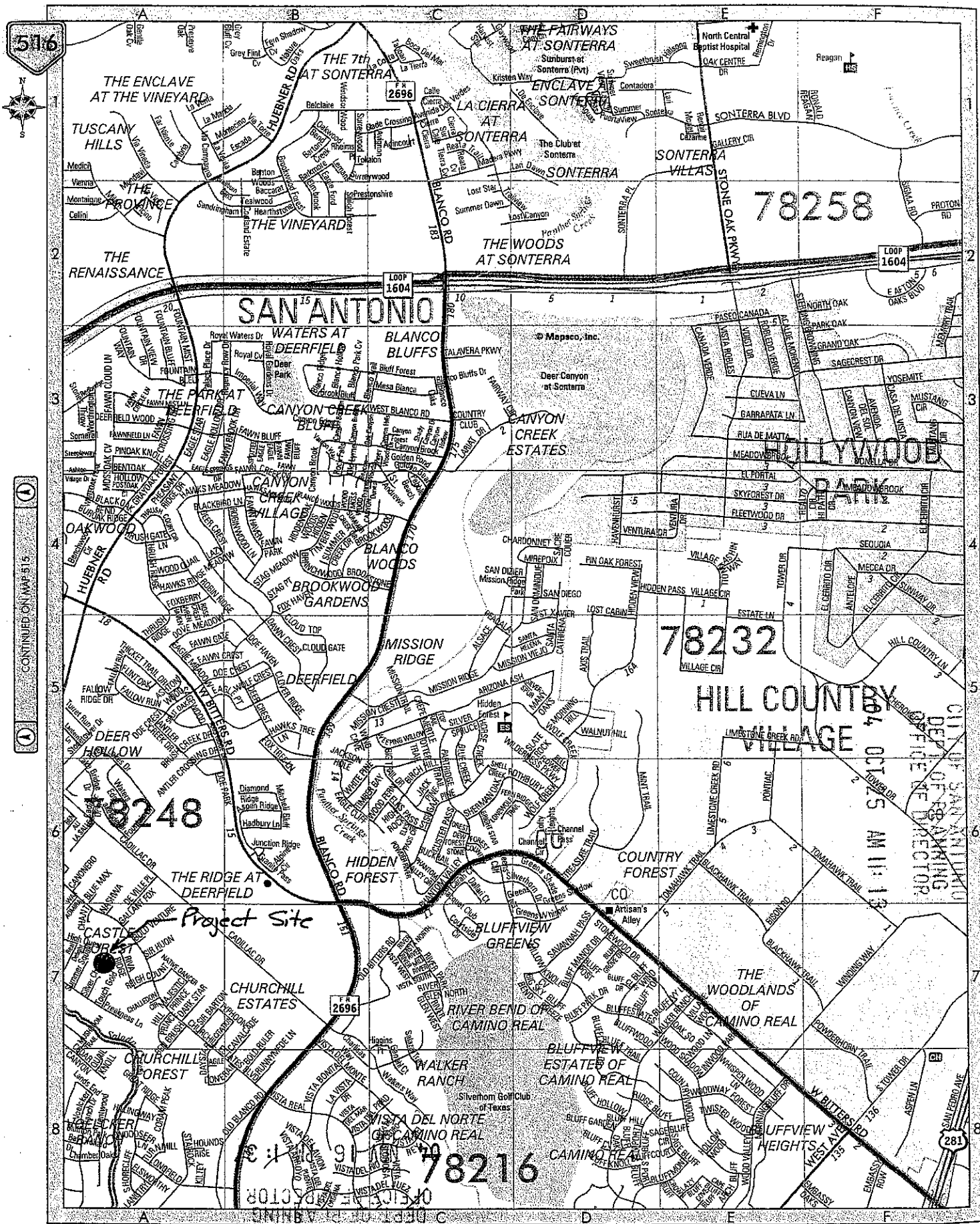
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My Comm. exp. 08/05/2000

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COUNTY OF BEXAR  
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MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
1-7290

NOTES:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)  
IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION  
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS  
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT",  
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,  
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES,  
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER  
WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID  
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS  
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE  
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO  
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS  
WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
ROAD OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOT UNDERGROUND  
ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.  
ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN  
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE  
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
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SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE  
CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTE:  
WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs)  
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM  
UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.





(Resubmittal)

Permit File # 05-10-008



City of San Antonio  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

MACINA BOSE COPELAND  
Received

OCT 18 2004  
04 OCT 25 AM 11:12  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Permit File: # 05-10-008 (Resubmittal) Date: 08/01/04  
Assigned by city staff

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: En Seguido, Ltd.

Phone: (210) 805-9402 Fax: (210) 805-9466

Address: 8620 N. New Braunfels, Suite 400

City: San Antonio State: Texas Zip code: 78217

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: Churchill Estates, Unit-12D (I.D. No. 040501)

(b) (k) Site location or address of Project and Legal description:

Proposed Lot 146, Block 10, NCB 17014 is located at the end of the cul-del-sac of Silver Charm.

10/4/04



**Resubmit**Council District 9 ETJ Yes Over Edward's Aquifer Recharge? ( ) yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 30,533 Sq. Ft.(e) Total area of impervious surface, in square feet 5,000 (including driveway)(f) Number of residential dwellings units, by type; 1 single family residential(g) Type and amount of non-residential square footage; N/A(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? for all ordinances stated in the attached court order

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

None

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

10/4/04



Permit File # 05-10-008  
(Resubmittal)

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Churchill Estates # 50  
Date accepted: 01/13/06 Expiration Date: 07/15/87 MDP Size: 464 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_  
Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_  
Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Churchill Estates, Unit-12D Plat # 040501 Acreage: 0.7014 Approval  
Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

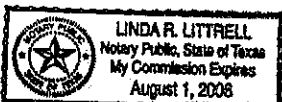
Court order dated September 25, 2000

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: RONALD BRAZELL Signature: Ronald Brazell Date: 10-5-04

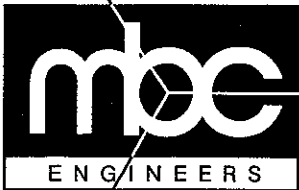
Sworn to and subscribed before me by RONALD BRAZELL on this 5th day of October in the year 2004, to certify which witness my hand and seal of office.



10/4/04

Linda R. Littrell





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

November 15, 2004

Development Services Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283

RE: Vested Rights Permit no. 05-10-008  
Churchill Estates, Unit-12 Phase D

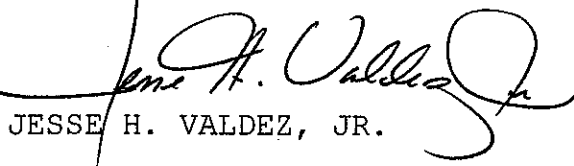
Dear Gentlemen:

We are addressing your letter dated October 29, 2004. We have superimposed the Churchill Estates, Unit-12 Phase B and the Churchill Estates, Unit-12 Phase D onto the Churchill Estates POADP no. 50 to help to identify their boundaries. Attached you will find two copies of the said POADP and two copies of the Churchill Estates, Unit-12 Phase B plat.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

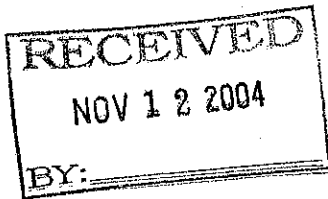
MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

  
JESSE H. VALDEZ, JR.

18519-1176  
JHV/lk

04 NOV 16 PM 1:36  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

*Resubmittal*



City of San Antonio use

Permit File: # 05-10-008

Assigned by city staff

Date: 10/29/04

☐ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_

*[Signature]*  
Development Services Department

Date: \_\_\_\_\_

**Comments:** The application is being returned to the applicant asking to provide more information. The supporting documentation in the application does not clearly identify the boundaries of Unit 12B of the Churchill Estates POADP. Staff is unable to determine if this lot is in Unit 12B.

**MACINA BOSE COPELAND**

Received

NOV 12 2004

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 NOV 16 PM 1:36



**City of San Antonio use**

**Permit File: # 05-10-008(resubmittal)**  
Assigned by city staff

**Date: 12/22/04**

☒ **Approved**

☐ **Disapproved**

Review By:   
Development Services Department

Date: 12-28-04

**Comments:** As requested for vested rights from all ordinances enumerated in Cause No. 2000-CI-05220 Order signed September 25, 2000 (See Attachment).

**All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.**